

**CALHOUN COUNTY FINAL RATIO STUDY REPORT**  
**September 15, 2015**

COUNTY SUMMARY				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)	16,867,070	20.07	84,053,770	
REAL ESTATE (COMMERCIAL)	18,518,700	21.04	88,029,187	
REAL ESTATE (VACANT)	14,947,800	19.37	77,177,819	
<b>TOTAL REAL ESTATE</b>	<b>50,333,570</b>	<b>20.19</b>	<b>249,260,776</b>	
REAL ESTATE AGRICULTURAL VALUE	10,501,960	20.00	52,509,800	
PERSONAL (AUTO/OTHER)	9,040,430	20.00	45,202,150	
BUSINESS PERSONAL	16,776,380	20.00	83,881,900	
<b>GRAND TOTAL</b>	<b>86,652,340</b>		<b>430,854,626</b>	<b>20.11</b>

OVERALL RATIO STUDY							
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD	PRD
REAL ESTATE	RESIDENTIAL IMPROVED	27	20.07	18.96	20.63	5.50	1.01
	COMMERCIAL IMPROVED	7	21.04	19.52	21.43	2.80	1.01
	VACANT LAND	5	19.37	11.39	20.23	10.40	0.92
AGRICULTURAL		100	20.00	20.00	20.00	0.90	1.00
PERSONAL (AUTO/OTHER)		40	20.00				
BUSINESS PERSONAL		20	20.00	20.00	20.00	3.90	0.99

RATIO STUDY BREAKDOWN BY MARKET AREA							
MARKET AREA	PROPERTY CLASSIFICATION	Count	Median Ratio	Lower Bound	Upper Bound	COD	PRD
107	RESIDENTIAL IMPROVED	27	20.07	18.96	20.63	5.50	1.01
	VACANT LAND	5	19.37	11.39	20.23	10.40	0.92
	RESIDENTIAL IMPROVED						
	VACANT LAND						
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	RESIDENTIAL IMPROVED						
	VACANT LAND						

RATIO STUDY BREAKDOWN BY CITY										
RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LAND		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO
<b>CITY</b>										
Hampton	12	20.64	1	19.69	6	20.84	1	20.10	20	20.00
Harrell	1	19.67	0		0		0		0	
Rural	12	20.06	4	18.93	1	21.04	97	20.00	0	
Thornton	2	20.29	0		0		1	20.00	0	
Tinsman	0		0		0		1	20.00	0	

RATIO STUDY BREAKDOWN BY SCHOOL DISTRICT										
RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LAND		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO
<b>SCHOOL DISTRICT</b>										
Bearden	2	20.287	0		0		28	20.00	0	
Fordyce	1	18.085	0		0		2	20.00	0	
Hampton	24	20.11	5	19.37	7	21.037	70	20.00	20	20.00

## OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type	Count
AI Agri Improved	723
AV Agri Vacant	6,919
CI Commercial Improved	149
CV Commercial Vacant	22
EX Exempt	768
II Industrial Improved	465
IV Industrial Vacant	4
MH Mobile Home Only	692
MN Minerals	2,025
RC Reference Card	1,225
RI Residential Improved	1,619
RV Residential Vacant	1,268

DEED TYPE CODES	
Deed Type	Count
ADM DE	15
AFF	15
AGREET	3
BENF	12
CD	6
CONT	5
CORR	26
DEED	9
DNATE	2
EASEMT	3
EXECU	39
FD	13
FORT	7
LTD WD	21
MD	12
MTGD	9
NOTICE	15
ORDER	12
PA	1
QCD	170
R/W	3
RD	44
REC/RE	1
REF	61
SHERIF	11
SP WD	48
SURVEY	1
TD	41
TRUST CERT	24
WD	760
WILL	16

VALIDATION CODES	
Validation Code	Count
AL	752
AS	43
CH	2
CS	17
CT	13
CV	7
ES	47
FD	4
FI	24
FS	16
GO	81
MH	45
MU	3
OF	1
PI	9
PP	4
RF	35
RL	212
TR	1
UV	39
VS	50

## Real Estate Neighborhoods & Market Areas

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Residential Improved	# of total parcels	1,584
	# of sold parcels	135
	# of Neighborhoods	7
	Avg # of parcels per neighborhood	226
	Avg # of sales per neighborhood	19
	# of Market Areas	1
	Avg # of parcels per market area	1,584
	Avg # of sales per market area	135
Vacant Land	# of total parcels	1,229
	# of sold parcels	75
	# of Neighborhoods	9
	Avg # of parcels per neighborhood	137
	Avg # of sales per neighborhood	8
	# of Market Areas	1
	Avg # of parcels per market area	1,229
	Avg # of sales per market area	75
Commercial Improved	# of total parcels	607
	# of sold parcels	25
	# of Neighborhoods	4
	Avg # of parcels per neighborhood	152
	Avg # of sales per neighborhood	6
	# of Market Areas	1
	Avg # of parcels per market area	607
	Avg # of sales per market area	25

\*Market Area counts and Neighborhood counts are based on distinct codes presented in the county data extract. These counts may not truly represent actual market areas and/or neighborhoods if the appraiser used combinations of these codes.

\*Counts are based on data before statistical trimming takes place for the ratio study.

Sold vs. Unsold Analysis (Real Estate)						
		Parcel Count	Median % Change	Mean % Change	Significance Level	Comments
Residential Improved	Unsold	1,193	100.00%	101.24%	99.80%	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	23	103.08%	104.60%		
	Difference		3.08%	3.36%		
Commercial Improved	Unsold	422	111.89%	112.11%	34.10%	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	4	108.07%	109.78%		
	Difference		3.82%	2.33%		
Vacant Land	Unsold	614	100.00%	102.82%	98.00%	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	1	104.23%	104.23%		
	Difference		4.23%	1.41%		

\*Differences of 5% or more in value change between sold and unsold parcels that are significant at or above the 95% confidence level can indicate meaningful differences in the appraisal of sold and unsold parcels. Larger differences (10% or more depending on the number of sales and data distributions) indicate unacceptable differences.